

## **Amherst NH 2021 Revaluation Summary of Values Conclusions**

Vision Government Solutions has completed a preliminary valuation of all the properties in Amherst NH for their 2021 Revaluation. A complete review and analysis of all properties was performed. This included the updating of all construction costs, land values and income and capitalization rates for the commercial properties.

Once all the sales were qualified the first step was to adjust the land curve table to reflect a base year of 2021. This was done by raising the land curve 25%. The excess land price is \$8,500. Once this was accomplished the next step was to review the land Neighborhood table and make further adjustments to lower the COD.

After the land values were adjusted the next step was to raise the base cost rates to reflect a median sales value for all the different styles of homes to be at 100% based on M & S cost manual and local building rates. This was accomplished by raising the current rates on average by approximately 50%. The starting rate on average was at \$75 per SF from 2016 and it was change to approximately \$115 per SF. The next step was to review other characteristics like building size, age, quality of construction rates to make further defined changes.

These rates and value conclusions were tested against qualified sales that have occurred from 4/1/2020 to 7/1/2021 to ensure they are at market value.

Below is a breakdown of the old to new value change by land class, residential building style and by residential neighborhood. Also included are varies sales analysis studies by land class, style and sales date to indicate that the assessments are at 100% of market value based on a comparison of recent sales data.

### **Old to New Review**

Amherst as a whole increased 33% in value.

#### **Land Class**

<b>Type of Property</b>	<b>% Change</b>
Single Family	37%
Residential Condos	35%
Two Family	28%
Vacant Land	25%
Commercial	9%
Industrial	26%
Mixed Use	21%

#### **Residential Style**

<b>Type of Style</b>	<b>% Change</b>
Ranch	33%
Split Level	37%
Colonial	35%
Cape	44%
Conventional	35%
Raised Ranch	44%
Modern Contemporary	41%
Bungalows	34%

## Sales Analysis Summary

### Residential Land Use Summary

**4/1/2020- 7/1/2021**

Group Summary by Land Use									8/11/2021
AMHERST, NH									
Land Use	▲ Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
1010 , SINGLE FAM MDL-01	260	0.9990	7.68	1.0077	\$500,000.00	\$493,900.00	\$540,210.61	\$534,691.92	0.9974
1012 , SFR/IN-LAW	2	0.9807	1.83	0.9962	\$524,350.00	\$516,200.00	\$524,350.00	\$516,200.00	0.9807
1013 , SFR WATER MDL-01	3	0.9824	0.78	0.9968	\$450,000.00	\$442,100.00	\$404,833.33	\$398,933.33	0.9822
1020 , CONDO MDL-05	98	0.9956	6.04	1.006	\$385,450.00	\$371,400.00	\$366,156.80	\$358,465.31	0.9849
1040 , TWO FAMILY MDL-01	2	1.0109	6.41	0.9957	\$330,000.00	\$335,000.00	\$330,000.00	\$335,000.00	1.0109
1300 , RES VAC BD	14	0.9844	9.07	1.0055	\$191,000.00	\$170,600.00	\$187,892.86	\$185,192.86	0.9910
	379	0.9967	7.23	1.0062	\$450,000.00	\$445,800.00	\$479,925.66	\$473,987.86	0.9938

### Residential Style Summary

**4/1/2020- 7/1/2021**

Group Summary by Style									8/11/2021
AMHERST, NH									
Style	▲ Count	Median A/S Ratio	COD	PRD	Median Sale Price	Median Appraised	Mean Sale Price	Mean Appraised	Mean A/S Ratio
01, Ranch	15	0.9987	8.87	1.0094	\$330,000.00	\$332,400.00	\$372,233.33	\$357,860.00	0.9704
02, Split-Level	2	0.9750	2.44	0.9969	\$417,500.00	\$408,300.00	\$417,500.00	\$408,300.00	0.9750
03, Colonial	146	0.9932	7.99	1.0093	\$542,500.00	\$509,700.00	\$577,348.62	\$566,215.75	0.9898
04, Cape Cod	46	1.0014	6.94	1.0029	\$447,500.00	\$491,750.00	\$532,534.78	\$536,332.61	1.0101
05, Bungalow	1	0.8970	0	1	\$299,900.00	\$269,000.00	\$299,900.00	\$269,000.00	0.8970
06, Conventional	4	1.0023	7.53	1.0225	\$340,500.00	\$327,850.00	\$355,500.00	\$357,750.00	1.0290
07, Modern/Contemp	16	1.0228	7.23	1.001	\$480,000.00	\$514,500.00	\$487,375.00	\$491,787.50	1.0101
08, Raised Ranch	5	1.0032	8.07	1.0095	\$335,000.00	\$337,100.00	\$344,200.00	\$341,600.00	1.0019
09, 2 Unit	2	1.0109	6.41	0.9957	\$330,000.00	\$335,000.00	\$330,000.00	\$335,000.00	1.0109
37, Convert Camp	4	0.9765	2.63	1.0012	\$251,350.00	\$251,100.00	\$291,800.00	\$288,125.00	0.9885
55, Condominium	98	0.9956	6.04	1.006	\$385,450.00	\$371,400.00	\$366,156.80	\$358,465.31	0.9849
63, Antique	26	1.0338	5.45	1.0105	\$540,000.00	\$534,600.00	\$580,840.77	\$588,334.62	1.0235
99, Vacant Land	14	0.9844	9.07	1.0055	\$191,000.00	\$170,600.00	\$187,892.86	\$185,192.86	0.9910
	379	0.9967	7.23	1.0062	\$450,000.00	\$445,800.00	\$479,925.66	\$473,987.86	0.9938